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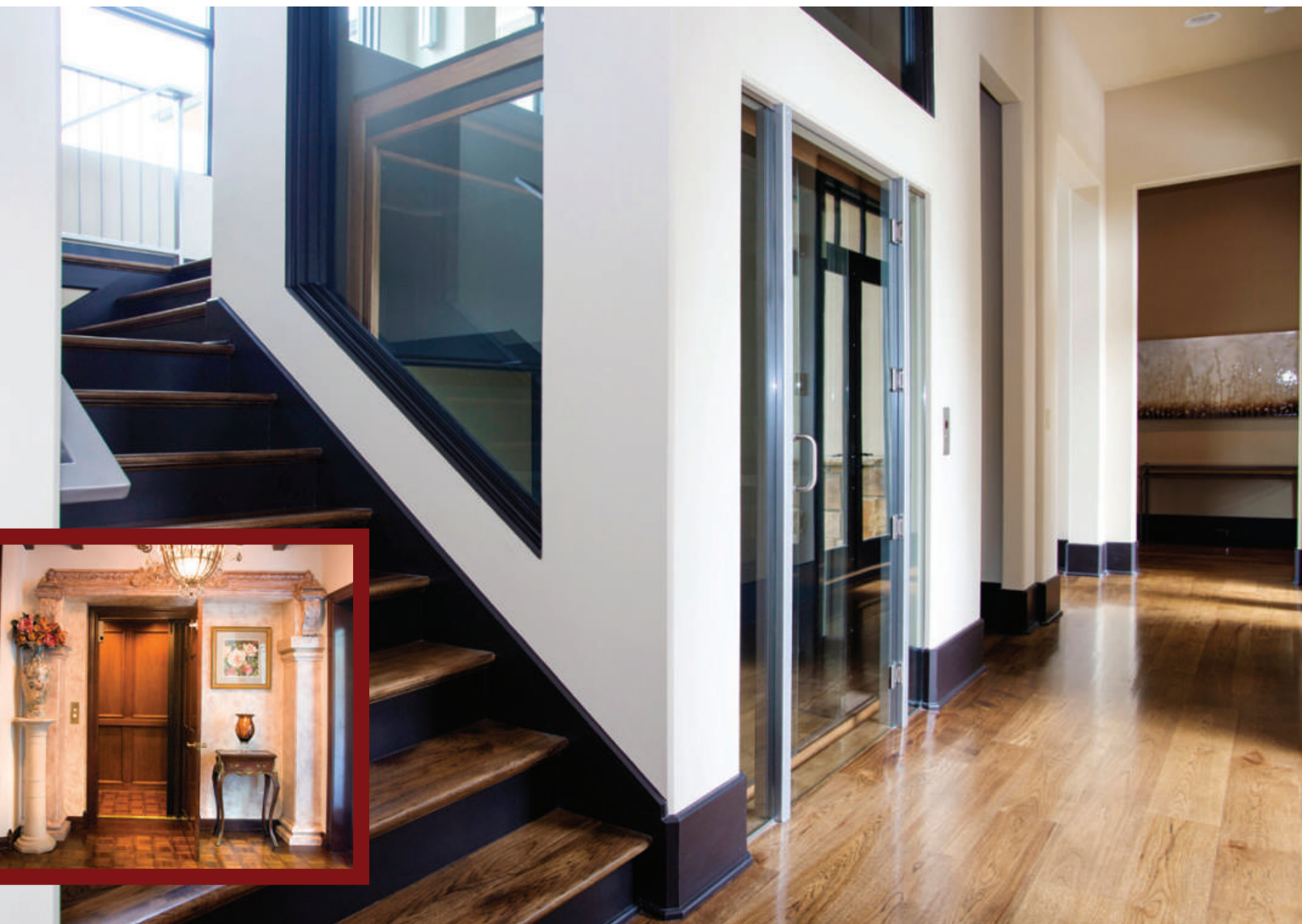
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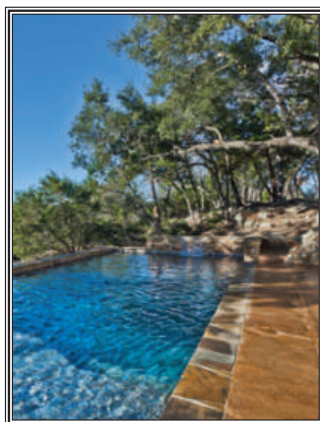
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# NHOMETX

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PUBLISHER  
Adaku Okoro

ART DIRECTOR  
Elisa Giordano

EXECUTIVE EDITOR  
Kim Young

ASSISTANT EDITOR  
Chinyere Okoro

SOCIAL MEDIA COORDINATOR  
Chinyere Okoro

## CONTRIBUTING WRITERS

Angela Clack  
Rita Heck  
Mary Ann Jeffers  
Julie Velasco  
Kim Young

## CONTRIBUTING PHOTOGRAPHERS

Jason Roberts

INTERN  
Miriam Guajardo Resendez



[www.nhometx.com](http://www.nhometx.com)

For advertising information, please call  
210.568.9688 or email [info@nhometx.com](mailto:info@nhometx.com).

For editorial comments and suggestions,  
please email [info@nhometx.com](mailto:info@nhometx.com).

**TO REACH US:**  
10221 Desert Sands, Ste. 208  
San Antonio, Texas 78216  
Phone: 210.568.9688

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## AS WE COME TO THE END OF SUMMER 2015, WE ARE FORTUNATE TO BE IN TEXAS WHERE SUMMER IS EXTENDED JUST A LITTLE BIT LONGER.

Here in Texas one can almost say that we have Summer all year long. With that in mind, we are please to have a company with decades of experiences such as Anthony & Sylvan Pools on our fall cover.

Whether you are building a new million dollar parade worthy home or a medium to low priced home, adding a quality designed pool creates greater value to a home. Remodeling and adding a pool is one of the greatest additions to improve and enhance a home. Anthony & Sylvan with their trained and experience craftsmen and designers will use 3-D design to create your dream pool and give you a visual perspective that will help you in your selec-

tion no matter the cost that works for your budget. Every customer is given the same service of excellence. Since the outdoor life in San Antonio is almost year round, consider adding an Anthony & Sylvan pool to your new or existing home.

The long and waited anticipation of the 2015 GSABA Parade of Homes presented by CPS is finally here. Six amazing builders have braved to build and invite you to tour their homes to get the best experience of luxurious amenities and unique style that each builder offers their valued customers. Two of the six are built by Sitterle Homes. We have taken the time to find out what the inspiration for each home is derived from. Read our editorial entitled Voices of The Professionals (VOP) and feel the passion shared by the builders, architects and interior designers of the 2015 Parade homes of distinction At The Bluffs which is one of The Dominion's newer development section by one of the builders, Roberto Kenigstein of Image Homes!

If you are a regular reader of NHOME, there is no doubt that you are already aware that we are very passionate about giving back to the community and we love sharing the stories of the companies who are also passionate about giving back to the community. In this issue's Community Inspiration section, we are delighted to share that one of the Parade Home builder, Mike Hollaway for the second year in a row has built an amazing Luxury Dream Home that will be given away as a fundraiser benefitting St. Jude Children's Hospital for the support of raising money to end childhood cancer and other life threatening diseases.

On the behalf of this kind and generous unassuming builder of Mike Hollaway Custom Homes, we urge you to attend the parade and contact the builder to support this worthy cause by purchasing a ticket or several tickets. The article will give more details on how you can help make a difference and the best part is that each \$100 ticket you purchase gives you a closer chance to win this home of elegance!

We thank you in advance for always supporting NHOME and for supporting our clients!

Sincerely,

A handwritten signature of Adaku Okoro.

Adaku Okoro, publisher  
adaku@nhometx.com

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{ ON THE COVER }

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### ANGELA CLACK

Few people will confess a love of eating, but Angela Clack lists eating among her hobbies. She believes life is best experienced in the enjoyment of great food with family and friends. Her tastes range from casual street foods to exotic selections and fine dining. Clack enjoys traveling and uses it as an excuse to immerse herself in the local cuisine and culture. Raised on highly seasoned traditional Southern fare, she seeks out authentic food and dining experiences and documents her discoveries for other food lovers.



### RITA ZENZEN HECK

In her hometown of Chicago, Rita Zenzen Heck was a newspaper and magazine editor and TV copywriter. She currently lives in San Antonio and volunteers with the Majestic Theatre, the San Antonio Sports Association, the San Antonio Conservation Society, the San Antonio Council for International Visitors and the San Antonio Downtown Residents Association. Heck has worked for Stars and Stripes, Overseas Weekly and Made In Europe magazine, as well as in advertising and PR, before opening her own Creative Overflow. She added The Green Connection in 1995, also producing green building showcases and her own green building and education magazine and events. Since 1995, she has hosted and produced The Green Connection television show on digital cable channel 20, which airs Wednesdays at 7:30 p.m.



### KIM YOUNG

Kim Young, a native Texan and second-generation realtor, is a broker/associate with BHGRE Bradfield Properties. She has been assisting luxury homebuyers and sellers in the San Antonio/Hill Country area since 1999. She is a four-year recipient of the coveted National Five Star Professional Award and a four-year past recipient of the Platinum Top 50 Award. She is a certified Texas Real Estate Commission MCE instructor and a CARTUS-certified buyer/marketing specialist, and she serves on the Texas Association of Realtors Professional Standards Committee and the SABOR Professional Development Committee/Instructor Committee. In addition to her real estate career, she is an author and co-author of the Creating Machine series, and she writes for various publications and websites.



### MARY ANN JEFFERS

Mary Ann Jeffers is the 2015 Chairman of the Board for the San Antonio Board of REALTORS® (SABOR) with over 40 years of experience in real estate. She has been an active member of SABOR for nearly 18 years and has also served on the Board of Directors for the Texas Association of REALTORS®. She was recognized in 2012 by the National Association of Professional Business Women as the "2012 Professional Business Woman of The Year" and in 2008 she served as the Texas State President of Women's Council of REALTORS®. Jeffers is a REALTOR® with Reliance Residential Realty.



### JULIE VELASCO

SecurityNational Mortgage Company Loan Originator Julie Velasco has been "Turning Houses into Homes™" for 15 years. As one of San Antonio's premier home financing experts, Julie focuses on working with clients to find the best financing solution to fit their needs. She's not satisfied until her customers are and takes pride in making the financing process as simple as possible, from pre-qualification through homeownership. Customer service and knowledge of the local market sets SecurityNational Mortgage Company and its group of loan originators apart. Contact her at julie.velasco@snmc.com. NMLS #255360.



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### PEGGY ZETTNER

San Antonio native Peggy Zettner has been in the wholesale interior design industry for more than 21 years. As president of Interior Trade Cartel Inc. (ITC) for the past 17-plus years, she has seen many changes in the local interior design market. And business has never been better. Zettner has always felt there was a need to bring more design product to the trade in San Antonio. ITC currently represents more than 100 lines of product. ITC is an ASID industry partner, and it is very involved in the community. As a wife, mother, daughter, sister and aunt, Zettner stays pretty busy. She loves entertaining family and friends, and her newest passion has been getting involved personally in the community. Her two biggest passions are CASA and Wounded Warriors.



### MIKE HOLLAWAY

Mike Hollaway enjoys a well-earned reputation as one of the San Antonio area's most prestigious builders of fine custom homes since 1992. One of his many well-earned awards was the 2008 Builder of the Year. He is a past president of the Greater San Antonio Builders Association; he holds graduate master builder (GMB) and certified green professional (CGP) designations from the National Association of Home Builders (NAHB); and he is a voting director of the Texas Association of Builders and the NAHB. Hollaway currently builds throughout San Antonio, as far north as Austin and Horseshoe Bay and as far south as the Eagle Ford Shale. Some of his community involvement includes being a past member of Rey Feo court, and he is honored to have been chosen to build the 2015 St. Jude's Dream Home.



### BELINDA VELA-REYNA

Belinda Vela-Reyna is originally from Corpus Christi, Texas. She earned her undergraduate degree from the University of Texas at San Antonio and a Master of Science degree in Educational Guidance and Counseling from Texas A&M University Corpus Christi. She retired from an 11-year career as a U.S. probation officer for the Western District of Texas San Antonio Division to stay home with her two beautiful daughters, Alexandria and Mia. She also has two amazing stepchildren, Danielle and John, and a wonderful husband. She has always had a passion for design, and she recently enjoyed renovating her new home with the help of Trent Hultgren.



### KRISTAL POWELL

Kristal Powell is the cofounder of CKC Custom Homes who serves as the driving force behind the beauty and elegance that is evident in the company's finished homes. She uses a hands-on approach, personally assisting clients in the selection of paint, tile, cabinets and all aspects of design. Much of CKC's success can be attributed to Powell's passion for perfecting the unique style of CKC Custom Homes.



### DALE PONDER

Dale Ponder is the owner and operator of Cozy Outdoor Escapes, an outdoor living retail center focusing on customer service and high-end equipment. His career started in the electrical trades, where he held various positions in a large, non-union shop in San Antonio, where he was raised. He later entered the international market, project managing the construction of drug interdiction radar sites throughout South and Central America and owning and operating a telecommunication construction service company in Caracas, Venezuela. Ponder left the business in 2010 to pursue his passion for the outdoor living retail sector. He developed a business plan, and Cozy Outdoor Escapes opened to the public in March 2011.



### TRISH NAJIM

As a realtor and certified luxury home marketing specialist, Trish Najim prides herself in providing her clients a service to best assist them with their real estate needs regardless of whether they are sellers or buyers. Najim is with Keller Williams Realty Luxury International in San Antonio, and she is also a certified staging consultant and an interior design consultant. With her design background, she is able to work with buyers to visualize themselves in the home of their dreams, and to help sellers make their homes appealing to buyers.



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# Dining for Fun

## DINING FOR RELAXATION

// BY: ANGELA CLACK

**DINERS VENTURE OUT** for a number of reasons. Some want to have fun while enjoying a great meal. For others, relaxation and ambiance are most important. If it's fun you're seeking, new restaurants have opened in northwest San Antonio. One standout hit is **Topgolf**, near the Rim. Topgolf is taking the US by storm offering pros and wannabe golfers alike an energetic experience along with an extensive menu of enjoyable food along with a broad selection of beer, wine, cocktails and a menu of signature drinks. I visited on the





weekend and enjoyed their brunch which features a Bloody Mary station, eggs Benedict, chicken and waffle sliders, caramelized French toast, a classic mimosa and something called a “manmosa” made with Blue Moon, Prosecco and OJ. Topgolf is open weekdays until midnight and until 1 a.m. on weekends.

**Bowl and Barrel** is brand new at the Rim. It’s adjacent to The General Public near the Rim’s parking garage. It’s not your typical bowling alley. These folks pay as much attention to the barrel as they do to the bowling. There’s wine, wonderful cocktails and beer on tap. There’s also beer in barrels, light medium and dark. The food menu is not what you’d expect. There are “burgers in a bag” and hand-cut fries. Also on the menu, Cornish hand pies, hot fried quail and buffalo chicken meat balls. Avid bowlers may scoff at the elegant atmosphere. There are 15 lanes featuring comfortable seating but no flashing lights, dancing pins or blaring music.

If you love sports, you’ll love **High Velocity** at the JW Marriot San Antonio Hill Country Resort and Spa. This

amazing sports bar features a 120 foot long high definition video wall. Private booths include personal TV screens. Expect sports bar fare that’s expertly prepared, salads, sliders, onion rings, fish tacos along with craft beer and great cocktails.

**Willie’s Grille and Icehouse** is a San Antonio favorite. All locations feature a sandbox and arcade to distract the children while grownups enjoy everything from grilled seafood to chicken fried steak to baby back ribs or one of Willie’s great burgers with a side of their fried jalapenos or fried pickles. Check out the Wet Willie’s menu and you’ll find their version on a ICEE, Jack n’ Coke, Texas Tea and my personal favorite the Big Willie, a frozen margarita swirl.

I’ve rediscovered The La Cantera Hill Country Resort which recently transformed its dining options so that locals and visitors alike can enjoy three marvelous restaurants.

**SweetFire Kitchen** now occupies the space formally known as Francesca’s. I was sad to learn that this iconic restaurant is no more, but the team at La Cantera seems well able to meet their guests expectations. ➤







They're off to a great start with SweetFire's chic setting and a diverse menu. They've pulled away from the swanky Francesca's fare and are offering more approachable starters and entrees. The menu includes BBQ spiced pork belly, wood oven baked ricotta and watermelon tomato gazpacho. Their rib eye and filet mignon are becoming favorite choices. They also offer ahi steak and smoked salmon flatbread. Best of all, they were wise enough to preserve one of the best views in town. It's especially gorgeous at sunset.

La Cantera has dramatically expanded its pool area and have added an infinity edge pool that looks out over the hill country. Right next door patrons can enjoy **Primero Cantina** which is best described as a Latin-themed wannabe sports bar. The crisp casual setting features an expansive patio and delightful bar. The interior is perfect for sports fanatics. The extensive menu features grilled peppers, guacamole, ceviche and puffy tacos. You'll also find a grilled pork chop, charred vegetables and a compressed melon salad. Their drink menu is very clever. Someone put real thought into naming their signature drinks. Try the "Vote 4 Pedro." It's a beautiful tequila and hibiscus concoction.

I also like **Sire**, the lobby bar which they've clever-





erly positioned to the left of the entrance to avoid spoiling the view. It has a classic look to it that's sure to draw business patrons. Just south of the bar, you'll find a little vignette, **BOCADO** featuring elegant bites intended to pair with wine. They also offer a selection of charcuterie and cheeses. The limited list was intriguing, including duck pastrami, Spanish chorizo and wild boar and venison sausage. Featured cheeses were a seasonal blue, horseradish pecan and goat cheese boursin.

You'll find no more relaxing setting in the city than the **Palmer Grille at the Clubhouse**. It overlooks the 18th green. This stunning restaurant is open for breakfast and lunch only. It has a very limited menu but is worth visiting if only to sit in one of their luxurious chairs to take in a dazzling view of the hill country that frames a beautiful course. ■



FOR MORE INFORMATION  
ABOUT THE RESTAURANTS  
IN THIS ARTICLE VISIT  
THEIR WEBSITES:

**Topgolf San Antonio:**  
<http://topgolf.com/us/san-antonio/>

**Bowl and Barrel:**  
<http://www.bowlandbarrel.com/sanantonio/>

**High Velocity:**  
<http://www.marriott.com/hotel-restaurants/satjw-jw-marriott-san-antonio-hill-country-resort-and-spa/high-velocity/168022/home-page.mi>

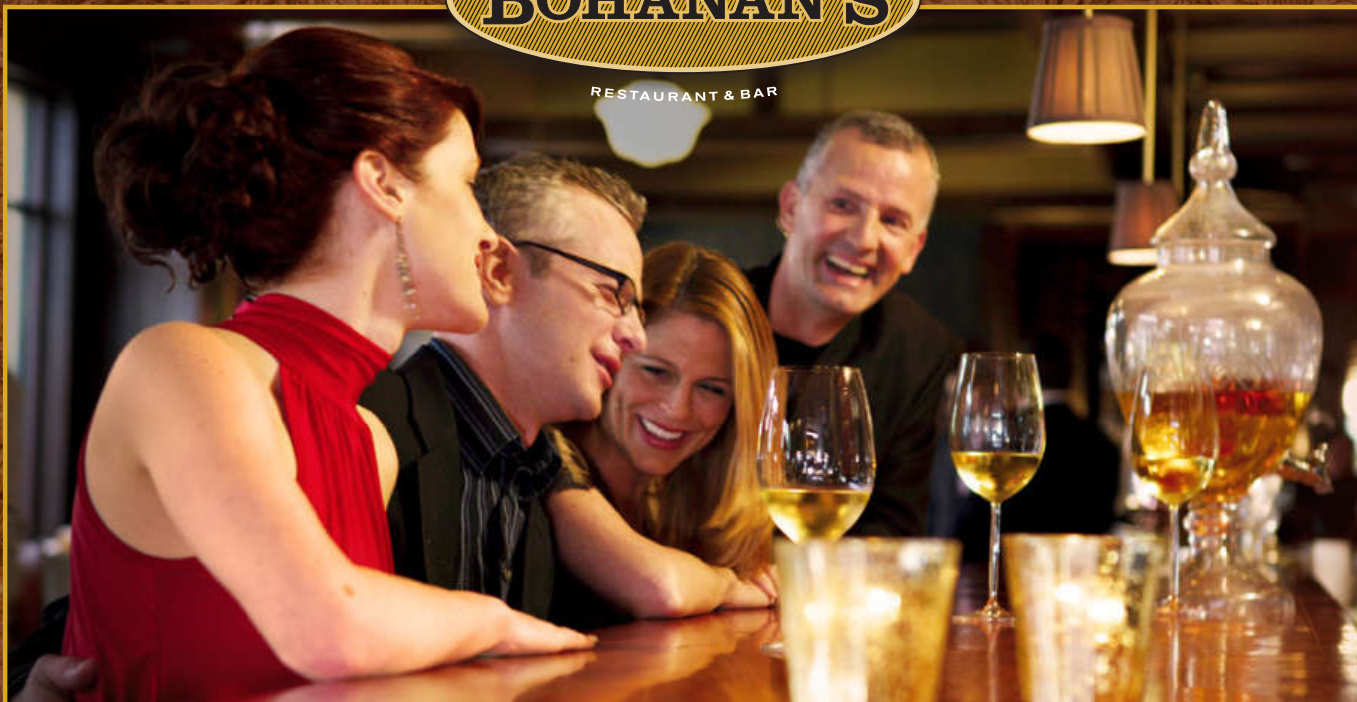
**Willie's Grille and Icehouse:**  
<http://williesgrillandicehouse.com>

**SweetFire Kitchen, Primero Cantina, Sire, BOCADO and Palmer Grille:**  
<https://www.destinationhotels.com/la-cantera-resort-and-spa/dining>



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COVER STORY

# Anthony & Sylvan® Pools



PHOTOS COURTESY OF ANTHONY & SYLVAN



# THE CHOICE FOR SAN ANTONIO FAMILIES

// SPECIAL TO NHOME





**ANTHONY & SYLVAN POOLS**  
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FAMILIES ACROSS  
THE COUNTRY,  
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BUILDING QUALITY  
POOLS. WITH  
NEARLY 40 YEARS  
OF EXPERIENCE IN  
TEXAS, ANTHONY  
& SYLVAN'S  
LOCAL TEAM WILL  
COLLABORATE  
CLOSELY WITH YOU  
TO TRANSFORM  
YOUR BACKYARD  
INTO A PARADISE.

Whether a family gathering place or personal retreat, Anthony & Sylvan's professional team of designers and craftsmen will employ the highest-quality standards to create the pool of your dreams. Let's get started. Find out today what makes Anthony & Sylvan Pools San Antonio's most trusted pool builder.

### **A HISTORY OF CRAFTSMANSHIP**

For more than 40 years in Texas, customers have chosen Anthony & Sylvan Pools to create the most beautiful, quality custom pools. With expert craftsmen and local design experts, Anthony & Sylvan has truly perfected the art of turning dreams into realities.

### **MAKING DREAMS COME ALIVE**

Whether you want to create a family-friendly pool experience or complete your backyard oasis, Anthony & Sylvan can craft a pool that meets your needs. Anthony & Sylvan is founded on a culture of



making customer desires the priority, and their professional design consultants work with you to help bring your dream to life. They will listen to what you want, and by using 3-D renderings and a trained eye, they help you visualize the project before it even starts. You are able to see precisely how your design will fit in your space – your pool comes to life before your eyes. And once your design is complete, through national purchasing programs, Anthony & Sylvan helps you get the products you want at the prices you need. From imagination to creation, Anthony & Sylvan creates a beautiful, relaxing getaway in your backyard.

PHOTOS COURTESY OF ANTHONY & SYLVAN





## POOLS BUILT FOR LIFE

No matter what type or size pool you desire, Anthony & Sylvan pools are meant to last a lifetime. Over decades of experience, Anthony & Sylvan has developed, honed and used rigorous inspection standards to ensure your pool is built right and on time. It even offers a lifetime structural warranty, backed by the strength and stability that comes from nearly 70 years in the business nationwide. ➤

"NEARLY 50 PERCENT OF ALL ANTHONY & SYLVAN BUSINESS COMES FROM REFERRALS BY SATISFIED CUSTOMERS."



## BUILT TO THE HIGHEST STANDARDS BY BUILDERS IN THE TOP OF THEIR FIELD

When you choose Anthony & Sylvan to build your pool, your pool will be constructed by licensed builders who share the same passion for pools as you do for finally owning one. Trained and experienced project and construction managers who live in the area will see the project through every phase. From start to finish, the building process is handled with care by skilled and expert craftsmen who have extensive experience designing and building pools in all types of environments, terrains and climates. Plus, unlike some builders, the local locations are all company-owned, so you can trust that Anthony & Sylvan's high standards are consistent throughout every department and every project. Anthony & Sylvan is so dedicated to meeting standards and exceeding expectations that it has garnered an A+ rating from the Better Business Bureau and a five-star rating on Google.

## GREAT COMMUNICATION IS THE CORNERSTONE

Building a pool can be one of the biggest decisions you make for your home. And it's a big transformation of your backyard. That's why Anthony & Sylvan puts you in control throughout the entire process. You'll have your own local team who will get to know you and thoroughly discuss your ideal pool. You can depend on them to be open, proactive and communicate with you on every phase. Any questions you have will quickly be answered.

## THE RIGHT CHOICE

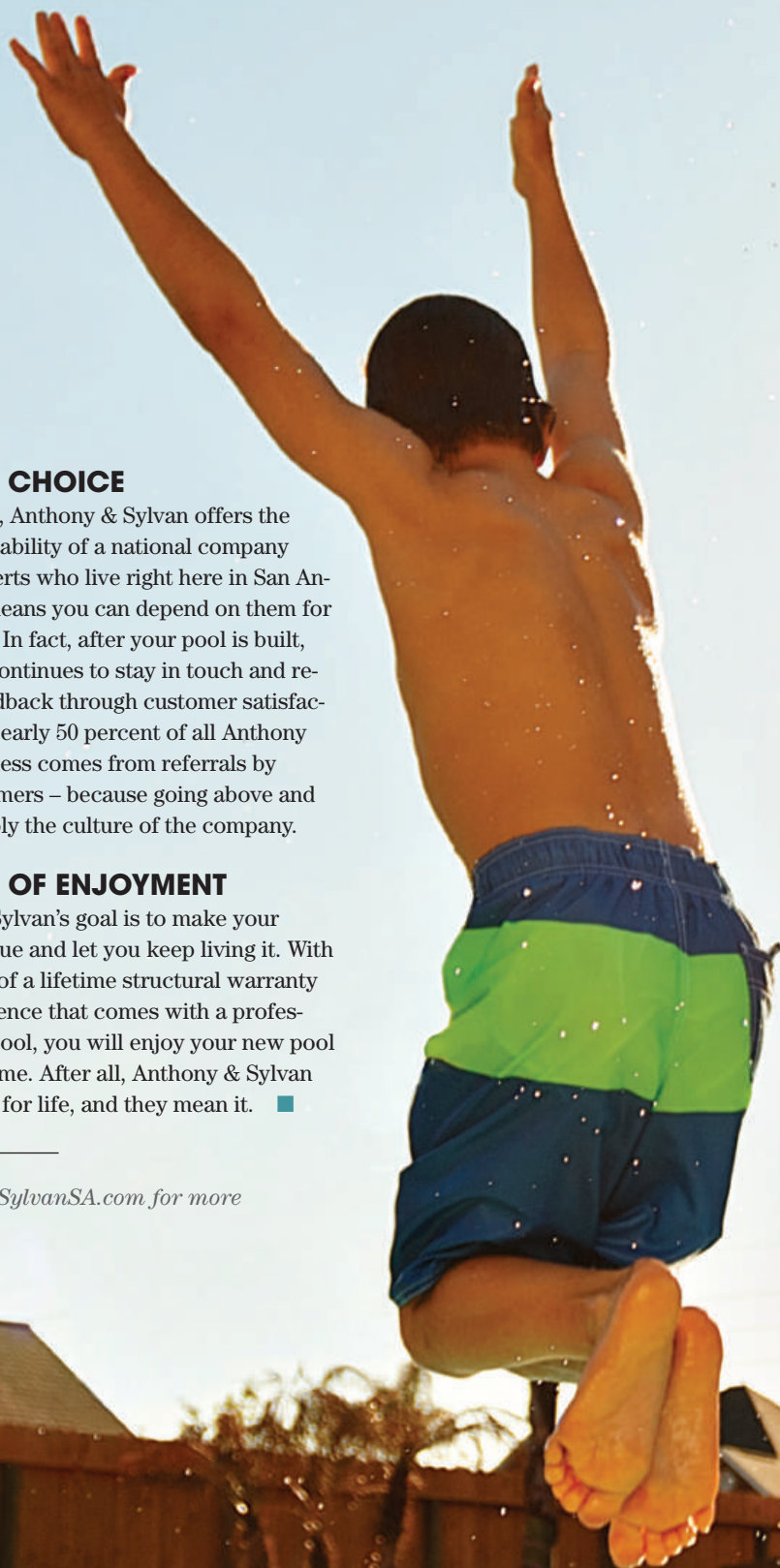
What's more, Anthony & Sylvan offers the strength and stability of a national company staffed by experts who live right here in San Antonio, which means you can depend on them for years to come. In fact, after your pool is built, the company continues to stay in touch and request your feedback through customer satisfaction surveys. Nearly 50 percent of all Anthony & Sylvan business comes from referrals by satisfied customers – because going above and beyond is simply the culture of the company.

## A LIFETIME OF ENJOYMENT


Anthony & Sylvan's goal is to make your dream come true and let you keep living it. With the assurance of a lifetime structural warranty and the confidence that comes with a professionally built pool, you will enjoy your new pool for years to come. After all, Anthony & Sylvan pools are built for life, and they mean it. ■

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*Visit [AnthonySylvanSA.com](http://AnthonySylvanSA.com) for more information.*





A woman in a red swimsuit with white polka dots is captured mid-jump, diving into a swimming pool. Her arms are raised high, and her legs are bent in a dynamic pose. Water droplets are visible around her feet, indicating the point of entry into the pool. In the background, a two-story brick house with large windows and a patio area with outdoor furniture is visible. The scene is set during the day with bright sunlight creating a warm, golden glow.

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YOUR POOL WILL BE  
CONSTRUCTED BY LICENSED  
BUILDERS WHO SHARE THE  
SAME PASSION FOR POOLS  
AS YOU DO FOR FINALLY  
OWNING ONE.



# A Green Jesture



## REHABING HISTORIC STRUCTURES

// BY: RITA HECK



**L**ongtime sustainable building advocate Jim Poteet came to the conclusion that “the greenest building is the one that already exists”. The multi award winning FAIA architect opened his downtown San Antonio office in 1998 and has concentrated on reviving historical structures in Lavaca, King William and surrounding urban areas bringing new life into the urban core.

“Caliche block homes (prominent in near downtown neighborhoods) are historical landmarks in the city (and deserve to be preserved),” Poteet noted. The King William resident has repurposed several historical buildings in the neighborhood and his firm partnered with Los Angeles architects John Fain and the Olin Studio of Philadelphia to create a new master plan for Hemisfair Park, originally a part of the Lavaca neighborhood and a key to increasing downtown living for a more vibrant inner city.

Before and after exteriors reveal the original caliche block indicative of late 1800s construction in the Lavaca neighborhood, the city’s oldest. Several layers of various materials were removed to showcase the caliche.






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An open interior reveals original caliche walls paired with industrial style beamed open ceilings with exposed metal ductwork for mechanical weather bringing two eras together.

---



Recent examples of Poteet's approach to historical revival are the Hooper/Abad residence on Lavaca street (under new ownership) and the Capps residence in King William. Completely different in stature, both are reborn late 1800 structures updated to modern living standards.

### GETTING TO THE BONES ON LAVACA

The 3260 square foot house on Lavaca street had lost its original German roots over the years it had been covered with a variety of materials which Poteet removed to reveal its historical caliche exterior. Expanding just 24 square feet (to 3284 square feet), the home has retained its 1800s exterior appearance with a modern open interior including two bath/sleeping areas (guest and master) in separate wings. Alike in for-



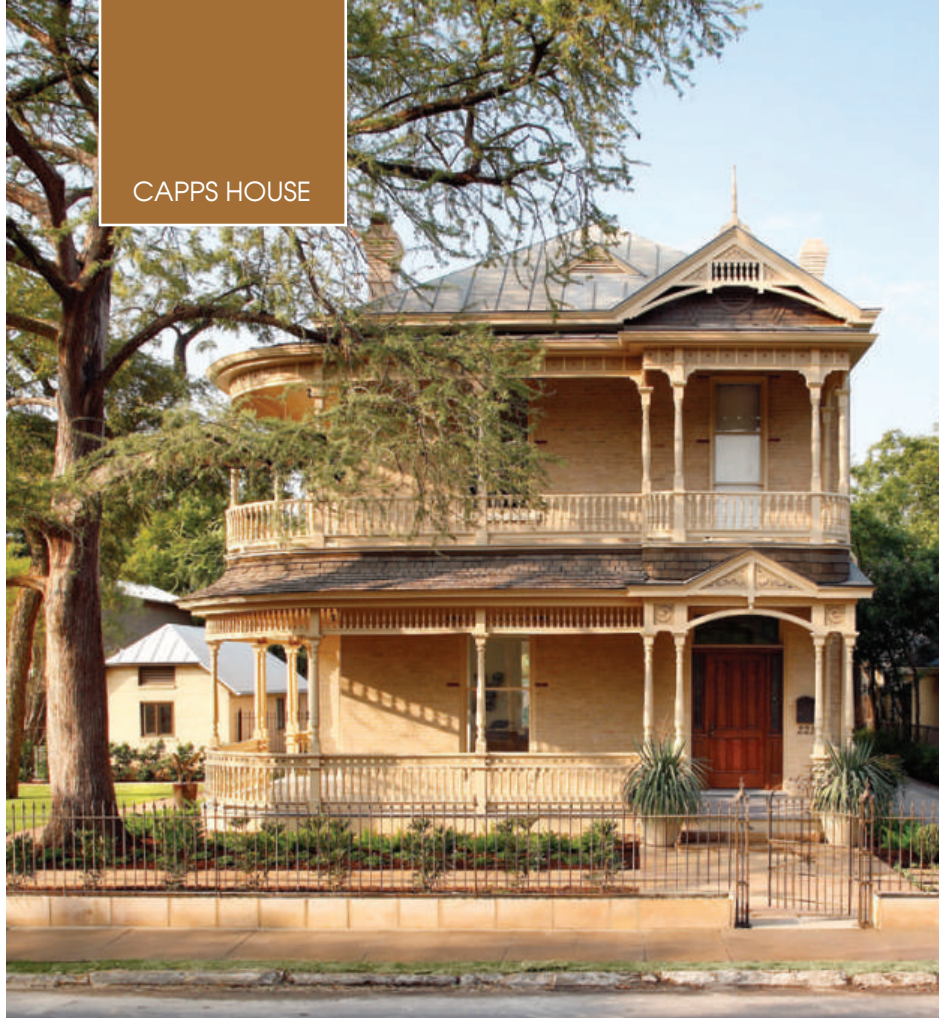

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A cooling dipping pool and outdoor retreat backs the two bedroom wings of the Hooper Abad house. High style identifies the master bath introducing modern elements into the historic structure.

---



CAPPS HOUSE



mal simplicity, they differ in wall coverings: stucco in the master, painted wood siding in the guest quarters and exposed caliche block in the main living/dining areas, typical of neighboring homes. A small private courtyard with a refreshing dipping pool is framed by the main house and two wings.

## HISTORICAL ELEGANCE

Built in 1896, the Capps house was designed by German architect Albert Beckman, responsible for several distinctive brick/masonry homes in King William. Though continuously occupied, the property suffered from neglect including a rotted sagging wraparound porch.

A 1970s rear addition was replaced in the same footprint containing the kitchen on the first floor and a new master bath above.

Work first began on the carriage house now containing a living space and kitchen on the first floor with bedroom and bath above which the owners occupied during the construction period. A small stylish salon was installed in the brick pool house. The main house interior was opened up to match the new owners' passion, collecting contemporary art and hosting viewing parties, unifying restored plaster walls in white with ebony floors. Museum quality lighting throughout is controlled by a Smart System which also operates audio visual and security systems.

Carrara marble sheaths the kitchen including open shelves spanning banks of windows. A butler's pantry tucked into the basement access of the original house extends storage space. Upstairs, the master closet and bath are merged into a single flowing space dominated by the black closet island and large glass-tiled steam shower in four shades of blue.

Paralleling Capps international art collection are the world wide sources of materials. Wallpaper was imported from Scotland; decorative light fixtures from Germany, Italy and the Netherlands; fireplaces from Australia; plumbing fixtures from Germany and Spain; kitchen marble from Italy and the bath's glass tile from Canada.

Reminiscent of by gone days, the Capps residence facing the San Antonio River is deceiving by design: historical on the outside, modern on the inside / A vibrant orange pops out in the open living/dining area in the Capps house carriage house where the owners lived during construction on the main house





Elegant Italian carrera marble sheaths the walls, counters and shelves of the Capps kitchen / Jeweled geometrics punctuate cabinets in the expanded master bedroom of the Capps house

## HISTORIC REHAB BONUS

For information on available historic preservation local tax exemptions for substantial rehabilitation, owner-occupied residences in new Historic Districts, San Antonio Conservation Grants programs and other financial resources: [www.sanantonio.gov/historic/incentives.aspx](http://www.sanantonio.gov/historic/incentives.aspx)

## HISTORICAL REHAB INCENTIVES

Owners of historic properties in San Antonio may be eligible for financial incentives for substantial rehabilitation. For complete details contact the San Antonio Office of Historic Preservation: 210-215-4294 [www.sanantonio.gov/historic](http://www.sanantonio.gov/historic)

## LOCAL TAX EXEMPTION FOR SUBSTANTIAL REHABILITATION

- ♦ 20% exemption on city property taxes for 10 years which can be extended by 5 years if owner resides on the property during this time.
- ♦ Owner-occupied Rehabilitation Loan Program offered by the City's Department of Planning and Community Development. (RenewSA website)
- ♦ San Antonio Conservation Society Grants Program accepts applications for grants to individuals and organizations for restoration or rehabilitation of residential or commercial structures in the San Antonio area that are at least 50 years old. [www.saconservation.org](http://www.saconservation.org)

**"THE CAPPS HOUSE IS TRULY A HISTORICAL RESTORATION TREASURE WITH A MODERN LIFESTYLE TWIST."**





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## THE NEWEST KHAMILA FURNITURE DESIGN

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FURNITURE BOUTIQUE

**KHAMILA FURNITURE BOUTIQUE** is proud to introduce their newest line, The Texas Collection; a fine Hill Country furniture style of clean lines made of cruzeta wood, walnut wood, steel and iron accents.

Cruzeta wood is a Brazilian aged wood that is very well known for its long-term resistance to weather changes. Each piece is designed and carefully built with self-closing hinges and iron accent detailing. The collection starts from full bedroom sets to dining room sets including media consoles and credenzas.

This family owned and operated business in San Antonio is the first Meneses Design location opened in the United States. Established in 1989, architect Hector Meneses Pedrozo developed his hobby into a showroom of more than 10,000 square feet, manufacturing colonial furniture; hand carved pieces of art.

Their style has always been the perfect blend between traditional and contemporary creating a sophisticated and exquisite look for your home. The combination of marble, wood finishes and glass, along with fabrics and high-end Italian leather make the perfect furniture for





your home. Original artwork such as paintings and drawings also provide a fresh new look.

In the months since opening, KHAMILA Furniture Boutique has proven popular with old customers and new alike; their excellence in quality and design stand alone in the world of custom furniture. Exclusivity comes with good taste and original designs. KHAMILA offers you only exclusive designs not found anywhere else which reflect your good taste and elegance from the front entrance to the back.

“We are firmly committed to be different, bringing a superior and exclusive product to our customers,” said Victor Meneses.

The introduction of the Texas Collection is a message to San Antonio and the Texas scene that KHAMILA is committed to bringing new and unique products to the market rather than sticking with just travertine and glass tables and tufted beds. Their new line includes cocktail tables, consoles, media consoles, and new bed styles. They are also excited to introduce an outdoor collection in the coming months.

Praised for their customer service, the owners and staff urge you to come in and take a tour of the new collection and accessories that you'll want to incorporate in your new home, remodel or a seasonal update. ■

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*For more information visit [www.khamila.com](http://www.khamila.com).*





# VOICES OF THE PROFESSIONALS

GSABA  
2015  
PARADE  
OF  
HOMES

## We asked:

- 1 WHAT INSPIRED THE DESIGN?
- 2 WHAT IS UNIQUE IN YOUR PARADE HOME THAT YOU WANT TO MAKE SURE GOES UNNOTICED?
- 3 WHAT IS YOUR ADVICE TO POTENTIAL CUSTOMERS?



### IMAGE HOMES

ARCHITECT - BRASWELL ARCHITECTURE  
INTERIOR DESIGNER - CASEY ROY DESIGNS

When we sat down to plan The Bluffs in The Dominion, our goal was to offer a variety of different lot types in the same development; we created three different products.

1. Bluff lots – premium and the most expensive lots featuring spectacular views
2. Interior and cul-de-sac lots – slightly smaller lots
3. Smaller garden home type lots

The land planning was done in house. Our concept was to offer these lot types for custom homes with minimum lot maintenance. The hardscape was designed by Braswell Architecture, and the engineering was done by Pape Dawson Engineers. A second phase will open up later next year with a similar type breakdown of lots.

Our parade home is an airy four bedroom home, designed by Braswell Architecture, meticulously crafted employing philosophies of contemporary architecture, to exemplify informal elegance. Situated on a summit overlooking a lush bluff, the home unites interior and exterior spaces to create the quintessential model of hill country luxury living.

The central courtyard invites fresh breezes and pours daylight throughout the living spaces, which are framed in a premium line of energy efficient steel doors and windows. A reflecting pool guides the path toward the entry, which immediately leads to an expansive outdoor living space, flanked in the canopies of mature oak trees. Locally quarried limestone, exposed structural steel and natural wood elements create a palette of layered neutrals and warm earth tones, inside and out, that integrate flawlessly with the indigenous landscape.



### SITTERLE

ARCHITECT - KIPP FLORES ARCHITECTS  
INTERIOR DESIGNER - KELLY SCULLY OF FINISHING TOUCHES

As you enter our Parade home, unique wainscoted walls and wood beams greet you with a moody vibe – setting the tone for an eclectic industrial home. The rest of the home transcends into a lighter color palette of soft neutrals. Varying textures in fabrics and finishes play a key role. Straight lines paired with warm wood, stone & brick details create the perfect combination of old and new.

This year Sitterle Homes is featuring two homes in the parade of homes. Both homes showcase an the ultimate entertainers dream: gourmet kitchens, wet bar, large great rooms, and multiple outdoor entertaining spaces that include, fireplace, pools, and kitchens. Both homes also feature a command center that allows for an office space, while not losing a bedroom for study. There are many unique options in these homes not offered as a standard, making them one of kind.

With more than 50 years of experience building stun-



ning new homes in Texas, Sitterle Homes has established a legacy of quality, beautiful design, and customer satisfaction. Sitterle Homes builds in the most desirable communities in Austin, Houston, and San Antonio areas.

At Sitterle Homes, we create a home buying experience that is relaxed, enjoyable, and tailored to your specific needs and wants. No matter where you want to live, or what type of home you dream of, you can trust Sitterle Homes to build a home of unsurpassed quality and exceptional design. Your new home will be luxurious, tasteful, comfortable, and best of all – uniquely yours.

Striving to make San Antonio beautiful, Finishing Touches, established by Kelly Scully in 1993, is always at the design forefront, bringing new styles and trends to both residential and commercial clients. Through



over 20 years of growth, Finishing Touches has matured into an award-winning interior design firm. With the help of an extremely capable and talented design team, Kelly provides an extensive variety of services from new home selections, model home merchandising, fine furnishings, gorgeous window treatments, remodeling, space planning, art, accessories, and more.

As you enter the Sitterle home at 7238 Bluff Run, dark grey wainscoted walls and wood beams greet you with a moody vibe – setting the tone for an eclectic industrial home. The rest of the home transcends into a lighter color palette of soft neutrals. Varying textures in fabrics and finishes play a key role. Straight lines paired with warm wood, stone & brick details create the perfect combination of old and new.

Sitterle Parade Home at 7242 Bluff Run showcases Hollywood glam in every aspect. A new and fresh mix of dramatic blacks and grays accented by pops of turquoise keeps the space lively. The sparkling island pendants and dramatic contrast in kitchen cabinets highlight the glitzy kitchen back-splash. Each room features classic lines, mirrored and metallic accents and plush fabrics - all reminiscent of the Golden Age of Hollywood.



## MIKE HOLLOWAY CUSTOM HOMES

ARCHITECT - OSCAR E. FLORES DESIGN STUDIO  
INTERIOR DESIGN - VISION INTERIORS, KENDRA GREENE GUERRERO

Modern is coming on strong, desired by all age groups and price ranges. We are having many requests for the product. There are many different aspects and features of this home that stand out. The plan design has very little wasted square footage and includes a floating staircase and cabinetry and a kitchen appliance package. The HVAC system is relatively new to our area, which includes mini splits; the system has a 21 seer rating.

This home will be given away by St. Jude Children's Research Hospital, but it can be duplicated or modified. If you're looking for a builder to build your new home we always advise interviewing several builders and checking their financial ability to finish your project, and never forget to ask for references; an extensive client list is ideal.

Designed by Oscar E. Flores Design Studio, the design of the house is Midcentury Modern, using natural light, simple lines and materials. "I wanted to create magnitude in the house. Even though the house is only 3,800 sq ft it visually appears as a much larger home due to the front façade, the high roof lines and unique entrance and driveway design. The house was purposefully designed with open spaces to create the visual illusion of a greater space," Flores said.

It's equally as important to allow the homeowner to bring the outdoors, inside by giving them the ability to contemplate the gardens or a beautiful sunset from almost anywhere in the house. Taking advantage of the natural light through the use of large windows, Flores created a feeling of being inside the house before you are actually inside; the ability to see through the windows all the way to the back of the house creates the illusion of being outside.

The decorators vision was to create a home that radiates life and energy. The modern design utilizes natural light to enhance the open space throughout the house. Straight lines define details and the functionality of this house leads to a dramatic high energy living environment.



## GENESIS CUSTOM HOMES

DESIGNED BY MIKE HYDEN OF HYDEN DESIGNS  
FURNISHED BY TIM POWELL AND THE LOOK

Our goal was to create a house, while located in a secure minded community with urban living, into a private, secluded home that would make the days stress disappear. Such features include the expanding living areas inviting the outside in; a master area that includes a private dressing area for her, a "Shower Room" that provides a soaker tub, multiplayer shower sprays with a wet lounger, TV in the shower, and a private hot tub outside and multilevel deck that can allow for a tree house feel.



Potential home owners should find the experienced professionals that care and are able to bring every aspect of your dream home together with a willingness to say yes we can and provide what the customer desires within their budget.

What ever you do, find an experienced builder that is able to give the proper advice on the design of the home while staying in the budget you have. Custom is about creativity. Your advisors with your new home need to have and see visions that can be brought to proper completion.

A true custom builder needs to deliver vision and ideas. There are a lot of builder that can build a home, but it's the ones that captivate the vision that will provide the longevity in the uniqueness of your home.

In the designing of homes, whether it is a Parade of Home or a client's home, the Hyden Design Group always take several things in to consideration; we look at the layout of the lot, determine how we can maximize the views as well as take in to consideration the prevailing breeze.

This 2015 Parade of Homes was designed with all of these facets in mind along with Genesis Custom Homes. Together, we created a one of a kind home that I like to call the "glass house" in a mist of trees. We utilized large window panes throughout the house that truly brings the outside in.

Upon entering the house, the glass gallery welcomes you with a view to the outdoor pool with a hidden sunken spa that can be entered either from the outside or through the master bathroom shower which is in its own little room .

Large windows are featured in the kitchen along with a uniquely designed pre-pantry hidden behind a built in cabinet door .

This home provides you all the modern amenities with a warm tranquil feel to it. This Hybrid Mediterranean home was designed with the idea of maximizing the views and the trees giving you a since of privacy.



## ARTIS LUX CUSTOM HOMES

BRIAN LAVEZZARI

ARCHITECT - MICHAEL DAILY AZ

INTERIOR DESIGNER - SANDRA BROWNING

Our design was inspired by "timeless" not "trend." We took inspiration from both Santa Barbara, Contemporary, and Transitional design styles. The objective was to create a home that would be suitable 20 years from now. We wanted to build in versatility in the decorative element, allowing people to instill their preferences in the interior whether they felt inspired by Contemporary, Transitional, Traditional, Tuscan, etc. elements. Functionality was also crucial. Asking the questions concerning day-to-day livability, from floor plan flow to how you turn on the shower. These are the details that people frequently overlook. Lastly, we have what we believe to be the best lot in the development. A primary goal was to capture the potential of the lot by designing the house to the property, not the property to the house. This home captures the views overlooking Leon Springs valley. You can't help but be fixated by this pleasant setting in the mornings, evenings, and all weekend long.

Your custom home is a reflection of your wants, desires, and personality. Seek out the right architect or designer for your vision. A solid builder can help pair you with the right professional when creating your plans. Build the house to the land. Do not force something to work. Every property has unique features as created by nature. Make sure to capture them well.

A home has a lifecycle, and various costs are associated with this lifecycle. For example, insurance, energy expense, maintenance, repairs, updates, etc. Eventually the property will one day go out to the market again, perhaps many times. At Artis Lux, we want to ask the right questions, not just seek and settle for quick answers.

Our vision stretches over the life cycle of your home, including the environmental impact and the responsibility we all have to our internal and external stakeholders. If cost per square foot is the only determining factor in your decision process you will likely find yourself one day remiss about the long term ramifications of your choice in builder.

## DYNAMIC CUSTOM HOMES

ARCHITECT -- JOHN FLORES OF CUSTOM DESIGN ASSOCIATES

INTERIOR -- STEPHANIE LATHAM

An exterior of cream limestone and cut gray leuders stone with a soft canvas stucco, grey accent color and dark windows welcome you into this home. Mirroring the outside design elements the main interior floor is limestone and dark stained wood, with clean white, grey and tan interior paint colors. This clean and crisp look can be furnished in various ways, from modern to traditional without sacrificing the warmth that is inherent to the natural stone and wood elements used throughout the home.

The extensive outdoor patio with grill area is easily accessed from both the formal living room and the great room, allowing for an exceptional way to entertain both in and outdoors. With four bedrooms, four full and two half baths, and beautiful pool views from the main living areas, this home is a perfect blend of comfort and luxury in the Texas Hill Country.

John Flores of Custom Design Associates said, "The house was inspired by the natural beauty of the Bluffs. Entering the home to functional family and entertainment areas, while engaging dramatic exterior views accented by a beautiful courtyard pool. Modern comfortable open living spaces with private sleep quarters. Ambition to pamper the home owner's family with luxurious space and amenities.

Designer Stephanie Latham is an Allied ASID member with over 17 years experience in custom home design. Beginning with the idea stage until the last pillow is in place she strives to make every space warm, functional, and full of unique details that truly set her work apart. Stephanie's desire for the Dominion Parade Home was to create a cohesive home that began with the exterior and transitioned seamlessly into a complementing interior. Working exclusively in the Texas Hill Country, her goal is to work hands on with clients to make their dream home a reality.



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**HILL COUNTRY GALLERIA** 12532 FM 2244 - Bldg 2, Ste 140 512.441.6061 [CaliforniaClosets.com/Austin](http://CaliforniaClosets.com/Austin)





# PRICING YOUR HOME TO SELL

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// BY: MARY ANN JEFFERS, CHAIRMAN OF THE BOARD

**W**hen pricing a home to sell, it's tough to know where to start. You inevitably have your own emotions wrapped up in your home based on memories, renovations you've made over the years or the fact that you have a personal preference about the style. However, when determining what price to set when you're ready to sell, pricing appropriately in the beginning is crucial and your REALTOR® can help you navigate the process. REALTORS® are experts on home pricing and know the local market.

## LOCATION MATTERS

One of the biggest blunders sellers make is pricing their property based on what they paid for the home. Basing your price on what profit you want to make is also a mistake. Your REALTOR® will advise you on what the current market value of your home is and he or she can help speed up the process and make it go smoothly. Remember, real estate is local. Even something as



simple as where your house is on the street can affect sales price. If the houses on the cul-de-sac have bigger yards and get less traffic, they may be priced a little higher. Homes located on busy streets within the neighborhood are typically priced a bit lower. Bigger factors like the location of the neighborhood, neighborhood amenities and school zones also affect home values. REALTORS® can provide local community information on schools, utilities and other area features you may be looking for.

### BEWARE OF OVERPRICING

Another common mistake is pricing a home too high and then lowering it periodically. Overpricing can have damaging effects on the final sales price of a home. Some sellers might think this practice will yield the highest return because lowering the price in small increments will keep the property at top dollar. In actuality the opposite is true. Homes that are priced too high will turn off potential buyers who may not even consider looking at the property. Other buyers might stop by to look but never put in an offer. If you receive no offers because of an inflated asking price and your home is just sitting on the market, you will most likely sell it for less than you would have if it had been priced appropriately from the beginning. Home buying and selling can be an emotional undertaking. Having a concerned, but objective, third party will help you stay focused on both the emotional and financial issues you find most important. This is one of many reasons using a REALTOR® is so beneficial when dealing with real estate transactions.

### WHO CAN HELP

REALTORS® are experts when it comes to real estate. They adhere to a Code of Ethics that holds them to a higher standard of professional behavior. REALTORS® are also required to take continuing education every year to better serve you and your housing needs. The home buying and selling process can be scary with so many contracts, terms and conditions and having an educated real estate professional on your side will help you. One of the biggest benefits of using a REALTOR® is utilizing their advice. When it comes to price, your San



# “PRICING YOUR HOME ACCURATELY IS A CRUCIAL FIRST STEP TO SELLING.”

Antonio area REALTOR® uses a comparative market analysis to decipher what the best list price is for your home. Your REALTOR® can also help you make an offer on the purchase of a new home and let you know what a fair market value offer might be for that particular property.

Whether you're buying or selling property, working with a REALTOR® can make a huge difference in the level of professionalism and skill you'll receive during the process. You'll enjoy a smoother transaction by working with a knowledgeable practitioner who puts the needs of his or her clients first. If you need help buying, selling or renting in San Antonio and the surrounding areas visit [SABOR.com](http://SABOR.com) where you will find the most up-to-date property search tools and much more. ■

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# LIVING THE DREAM

THE RIGHT LENDER CAN MAKE LUXURY A REALITY // BY: JULIE VELASCO

**W**hether you're building or buying, there's nothing to match the excitement of a new home - unless it's the excitement of getting your dream home. For many, that dream home is in the luxury segment of the real estate market. Some of the most beautiful and luxurious homes in the country are right here in San Antonio so there are a number of options to consider.

What do you need to know about mortgage lending before staking your claim to the home of your dreams, whether it exists today or you're building it from the ground up? Your lender should be a partner in the decision-making process that goes into the largest single purchase most people may ever face. That's why it's critical to choose a lender with the size, the stability and the products to make it a purchase you'll never regret. SecurityNational Mortgage Company has all three of those factors, plus a reputation for world-class customer service.

Jumbo loans, often used for the purchase of luxury homes, exceed the conforming limits set by Fannie Mae and Freddie Mac. They can go as high as \$2 million and generally ap-

peal to investment-minded buyers who can make a large purchase, but want to leverage their assets more effectively.

The key to using a jumbo loan effectively is working with a lender who knows the market and understands the nuances of mortgage financing and wealth management. Is your money working harder paying for your home or invested in your business? Is the short-term expense of maximizing your down payment going to save you money over the long-term by reducing your interest rate? Are you timing your decision with a forward-looking investment strategy?

New home construction, the epitome of the American dream, presents different considerations. Construction loans can be used to finance up to 90 percent of the cost of land plus the cost of construction. A savvy mortgage financier will guide you through the strategic planning process of slating the disbursement of funds to contractors based on your custom-designed construction schedule to maximize your buying power, while minimizing your debt. Should you consider permanent financing, where a portion of your construction loan automatically converts to a traditional mortgage once construction has been completed? Is a fixed rate the smart play or should you consider an ARM to take advantage of the cost of money?

Whether you are looking to buy or build, your lender will guide you through the mortgage lending process and help you find the program that best fits your unique needs. Customer service is key, and at SecurityNational Mortgage Company, we love turning houses into homes™.

SecurityNational Mortgage Company, Inc. (SNMC) goes the extra mile to help people in San Antonio and beyond achieve their dream of home ownership. SNMC and its team provide superior customer service and dedicate themselves to a smooth home financing process for agents and borrowers. SNMC is a subsidiary of Security National Financial Corporation (SNFCA - NASDAQ), SNMC is currently ranked ninth best company to work for by Mortgage Executive, the industry's trade magazine. ■

*For more information call 210-998-2778. NMLS #3116. SNMC is an Equal Housing Lender.*



**E Property Realty** celebrated the grand opening of its San Antonio office in the Hollywood Park area. It's preferred lender, SecurityNational Mortgage Company, sponsored the celebration. The new office marks the exponential growth of the company with 23 agents in San Antonio and 75 covering the growing San Antonio-New Braunfels market.





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# St. Jude Dream Home Giveaway

MIKE HOLLOWAY CUSTOM HOMES

// BY: KIM YOUNG

**I**t's time again for the St. Jude Dream Home Giveaway. This year it corresponds with the San Antonio Builders Associations 2015 Parade of Homes at The Bluffs in The Dominion; thousands of people will be viewing the seven homes. Mike Holloway Custom Homes is the 2015 St. Jude Dream Home builder.

I was privileged to get a tour by Matt Holloway and project manager Danny Coulter. Entering through what will be the extra wide glass front door I stood in awe as I visualized what the finished product will look like. Visitors will love the floating walls that give a private yet open feel to the floor plan and the high hanging ceilings with LED lighting.

I was fascinated by the HVAC system; there are 14 mini split systems. "The whole world has been using this system," Coulter said, "Except the United States. It's expensive and there has been little demand for it." I can't imagine not fighting over

temperature with at least one other person in the house; it's also more economical and more efficient. "It's our future in heat and air," he added.

As we continued through the house, Matt pointed out the floating glass wine room, walls that will be tiled and walls that will be wood. The finished trim work sounds delightful and I'm anxious to see the orange Bertazzoni gas range.

Designed by Oscar E. Flores Design Studio, Flores commented, "I would call the design of the house Midcentury Modern, using natural light, simple lines and materials. I wanted to create magnitude in the house. Even though the house is only 3,800 ft<sup>2</sup> living, it visually appears as a much larger home due to the front façade, the high roof lines and unique entrance, driveway design. The house was purposefully designed with open spaces to create the visual illusion of a greater space," he said.



"Equally as important was to allow the homeowner to bring the outdoors, inside by giving them the ability to contemplate the gardens or a beautiful sunset from almost anywhere in the house," Flores added. "By taking advantage of the natural light through the use of large windows you also create a feeling of being inside the house before you are actually inside. You are able to see through the windows all the way to the back of the house, which create the illusion."

St. Jude Children's Research Hospital treats and defeats childhood cancer and catastrophic diseases. Your donations pay for treatment, travel, housing and food so the family can focus on what matters most.

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NHOME Texas Magazine publisher Adaku Okoro was a special guest and enjoyed the evening of festivities including the voice of DJ Chris in the house. Delicious food catered by San Antonio Events was enjoyed by all. Over \$7000.00 worth of prizes, some donated by Floor and Decor vendors, were given away. It was a full house. Builders, Contractors, Designers, Realtors, Investors, Property Managers and all of our professionals who purchase from Floor and Decor look forward to attending this annual event. ■



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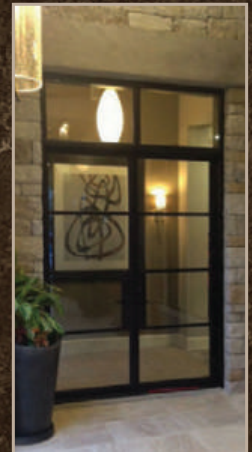
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